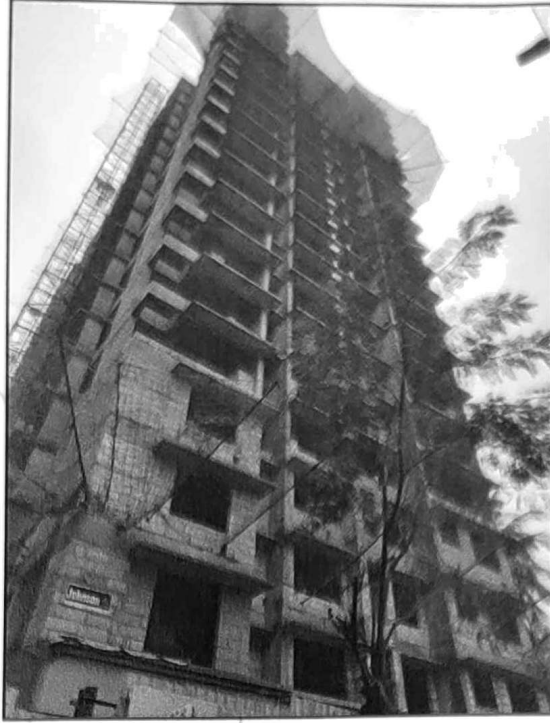


# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Mr. Rupesh Gangadhar Angane & Mrs. Rutuja Rupesh Angane**

Residential Flat No. 601, 6<sup>th</sup> Floor, "**Sainath Tower**", Wing - B, Sai Vihar Marg, Bhandup (West),  
Mumbai – 400 078, State – Maharashtra, Country – India.

Longitude Latitude: 19°08'54.0"N 72°55'34.9"E

## Valuation Done for:

**State Bank of India**

**RACPC Ghatkopar (West) Branch**

Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills Compound, LBS Marg,  
Ghatkopar (West), Mumbai – 400 086, State – Maharashtra, Country – India.

**Vastukala Consultants (I) Pvt. Ltd.**

Mumbai • Delhi NCR • Aurangabad • Nanded • Indore • Pune  
Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 601, 6<sup>th</sup> Floor, "**Sainath Tower**", Wing - B, Sai Vihar Marg, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India. belongs to **Mr. Rupesh Gangadhar Angane & Mrs. Rutuja Rupesh Angane.**

Boundaries of the property.

North : Sai Vihar Marg  
 South : Jeevanjyot SRA CHSL  
 East : Jungal Magal Road  
 West : Open Plot

Reports Scrutinised  
*Shawastkar*  
 Asst / Dy Manager / CM

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 49,64,000.00 (Rupees Forty Nine Lakh Sixty Four Thousand Only)**. As per site inspection 50% construction work is completed.

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar  
 DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN  
 Date: 2021.12.07 19:03:54 +05'30'

**C.M.D.**

**Director**

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report.



### Mumbai

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 +91 9860863601  
 aurangabad@vastukala.org



**Vastukala Consultants (I) Pvt. Ltd.**121, 1<sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai – 400 093

To,  
**The Branch Manager,**  
**State Bank of India**  
**RACPC Ghatkopar (West) Branch**  
 Retail Assets Centralised Processing Centre,  
 1<sup>st</sup> Floor, Ashok Silk Mills Compound, LBS Marg,  
 Ghatkopar (West), Mumbai – 400 086,  
 State – Maharashtra, Country – India.

**VALUATION REPORT (IN RESPECT OF FLAT)**

I		General	
1.	Purpose for which the valuation is made	:	To assess fair market value of the property for Banking Purpose.
2.	a)	Date of inspection	: 02.12.2021
	b)	Date on which the valuation is made	: 07.12.2021
3.	List of documents produced for perusal: i) Copy of Agreement for sale dated 16.11.2021. ii) Copy of RERA Registration Certificate No. P51800023902 dated 10.01.2020. (Downloaded from RERA) iii) Copy of Commencement Certificate No. S / PVT / 0137 / 20170601 / AP / R dated 06.12.2019 issued by Slum Rehabilitation Authority.		
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	<b>Mr. Rupesh Gangadhar Angane &amp; Mrs. Rutuja Rupesh Angane</b>  <b>Address:</b> Residential Flat No. 601, 6 <sup>th</sup> Floor, "Sainath Tower", Wing - B, Sai Vihar Marg, Bhandup (West), Mumbai – 400 078, State – Maharashtra, Country – India.  <b>Contact Person:</b> Deepak Chikane (builder) Contact No. 9967112784  Joint Ownership Details of share are not available.
5.	Brief description of the property (Including Leasehold / freehold etc.)	:	The property is a residential flat in under construction Building. The flat is located on 6 <sup>th</sup> floor in the said under construction building. The composition of flat will be 1 Bedroom + Living Room + Kitchen + Toilets (As per site information / Brochure). The property is at 1.8 Km walkable distance from nearest railway station Bhandup.  <b>At the time of visit building was under construction.</b>





**Details of Valuation:**

Sr. No.	Description	Qty.	Rate per unit (₹)	Estimated Value (₹)
1	Present value of the Flat (incl. car parking, if provided)	292.00 Sq. Ft.	17,000.00	49,64,000.00
2	Wardrobes			
3	Showcases /			
4	Kitchen arrangements			
5	Superfine finish			
6	Interior Decorations			
7	Electricity deposits / electrical fittings, etc.			
8	Extra collapsible gates / grill works etc.			
9	Potential value, if any			
10	Others			
	<b>Total / Realizable Value of the property</b>			<b>49,64,000.00</b>
	<b>Insurable value of the property (292.00 X 3,000.00)</b>			<b>8,76,000.00</b>
	<b>Guideline value of the property (292.00 X 7,317.00)</b>			<b>21,36,564.00</b>

The sales comparison approach uses the market data of sale prices to estimate the value of a real estate property. Property valuation in this method is done by comparing a property to other similar properties that have been recently sold. Comparable properties, also known as comparables, or comps, must share certain features with the property in question. Some of these include physical features such as square footage, number of rooms, condition, and age of the building; however, the most important factor is no doubt the location of the property. Adjustments are usually needed to account for differences as no two properties are exactly the same. To make proper adjustments when comparing properties, real estate appraisers must know the differences between the comparable properties and how to value these differences. The sales comparison approach is commonly used for Residential Flat, where there are typically many comparables available to analyze. As the property is a Residential Flat, we have adopted Sale Comparison Approach Method for the purpose of valuation. The Price for similar type of property in the nearby vicinity is in the range of ₹ 16,000.00 to ₹ 17,000.00 per Sq. Ft. on Carpet area. Considering the rate with attached report, current market conditions, demand and supply position, Flat size, location, upswing in real estate prices, sustained demand for Residential Flat, all round development of commercial and Commercial application in the locality etc. We estimate ₹ 17,000.00 per Sq. Ft. for valuation.

